

ORDINANCE-O- 2009 - 87

A BILL FOR AN ORDINANCE REPEALING AND REENACTING CHAPTER 16.06 OF THE LONGMONT MUNICIPAL CODE, ADOPTING BY REFERENCE THE INTERNATIONAL RESIDENTIAL CODE

THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, ORDAINS:

Section 3-International Residential Code and Appendices Adopted

Chapter 16.06 of the Longmont Municipal Code is hereby repealed and reenacted to read as follows:

16.06.010 International Residential Code for One and Two Family Dwellings, including Appendix Chapters F, H and K adopted

Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building code of the City for detached one and two family dwellings, multiple single family dwellings (townhouses) not more than three stories in height with a separate means of egress, and their accessory structures, by reference thereto, the International Residential Code for One and Two Family Dwellings, 2009 Edition, including Appendix Chapters F, H and K published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of buildings and structures for the purpose of safeguarding life or limb, health, and public welfare. All references in this code to the International Residential Code are to the edition referenced above.

16.06.020 Copies of code--Filing for public inspection

At the time of adoption, one certified true copy of the International Residential Code for One and Two Family Dwellings, published by the

International Code Council is on file in the office of the city clerk and may be inspected by any interested person between eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a copy of the adopted code in the office of the chief enforcement officer for public inspection. The building code, as finally adopted, is available for sale at the office of the city clerk, at a price reflecting cost to the city as established by the city manager, pursuant to this municipal code.

16.06.030 Section R101.1 amended--Title

Section R101.1 of the International Residential Code is amended by insertion of “the City of Longmont” in the brackets.

16.04.040 Section R101.2 amended--Scope

Section R101.2 of the International Residential Code is amended by the addition of this new section to read as follows:

R101.2.1 Residential elevators: Residential elevators, lifts and conveyances shall comply with the current ASME A117.1.

16.06.050 Section R105.2 amended--Work exempt from permit--Building

Section R105.2 of the International Residential Code is amended by revising the following subsections listed under Building; subsection 1. Change 200 to 120 square feet; and by deleting subsections 2. (fences), 7. (pools) and 10. (decks less than 200 square feet).

16.06.060 Section R106.3.1 amended--Approval of construction documents

Section R106.3.1 of the International Residential Code is amended by the following revision to sentence one:

When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states “APPROVED PLANS.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his or her authorized representative.

16.06.070 Section R108.2 amended--Schedule of permit fees

Section R108.2 of the International Residential Code is amended by addition of the following:

Fees for any permit, plan review or inspection required by this code shall be established from time to time by resolution of the city council.

16.06.080 Section R112 replaced--Board of Appeals

Section R112 of the International Residential Code is deleted in its entirety and replaced with the following:

R112.1 General. For provisions relating to the board of appeals, see chapter 16.30 of the Longmont municipal code.

16.06.090 Section R113 replaced--Violations

Section R113 of the International Residential Code is deleted in its entirety and replaced with the following:

R113.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair, relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or cause or permit the same to be done, in violation of this code.

R113.2 Violation. Any person committing or permitting a violation of this code commits a separate offense for each day or part of a day during which the violation exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal code.

R113.3 Violation penalties. Imposition of one penalty for any violation shall not excuse the violation nor permit it to continue, and all such persons shall correct or remedy such violations or defect within a reasonable time.

R113.4 Prosecution of violation. In addition to any other penalties, any violation of this code is a public nuisance and shall be enjoined by a court of competent jurisdiction. Nothing in this code shall prevent the city attorney from seeking appropriate legal or equitable relief from any court of competent jurisdiction.

16.06.100 Section R202 amended--Floor area definition

Section R202 of the International Residential Code is amended by the addition of the following definitions:

FLOOR AREA GROSS: Shall be as defined in Section 1002 of the International Building Code, 2009 Edition.

UNUSUALLY TIGHT CONSTRUCTION: Shall be defined as construction in which:

1. Walls and ceilings comprising the building thermal envelope have a continuous water vapor retarder with a rating of 1 perm (5.7·10⁻¹¹ kg/Pas m²) or less with openings therein gasketed or sealed.
2. Storm windows or weather stripping is applied around the threshold and jambs of opaque doors and openable windows.
3. Caulking or sealants are applied to areas such as joints around window and door frames between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines, and at other similar openings.

VISITABLE DWELLING UNIT REQUIREMENTS. Visitable requirements include a zero step entrance into the dwelling on an accessible route from a driveway or public walk, interior main floor doors are 32 inches minimum width and a minimum of one half bathroom on the main floor meets size requirements and has grab bar backing for accessibility per Chapter 10 of the 2003 ANSI A117.1

ZERO STEP ENTRANCE. No riser allowed at an entrance of a dwelling unit and a maximum 1/2 inch threshold required at that door.

16.06.110 Table R301.2(1) amended -- Climatic and geographic design criteria

Table R301.2(1) of the International Residential Code is amended to read as follows:

TABLE R301.2(1)	
Climatic & Geographic Design Criteria	
Ground Snow Load	30 psf
Wind Speed	110 mph 3 sec.
Topographic Effects	Yes
Seismic Design Category	B
Weathering	Severe
Frost Line Depth	30 inches
Termite	Slight/Moderate
Decay	None/Slight
Winter Design Temperature	-2 degrees
Ice Barrier Underlayment	No
Flood Hazards	January 1977
Air Freezing Index	979
Mean Annual Temperature	48.8

16.06.120 Section R301.2.1 amended--Wind limitations

Section R301.2.1 of the International Residential Code is amended by replacing the second sentence with the following:

Basic wind speed shall be determined utilizing the *Colorado Front Range Gust Map* published by JVA Inc. 1319 Spruce Street, Boulder, CO.

16.06.130 Section R302.1 amended--Exterior Wall Location

Section R302.1 of the International Residential Code is amended to include:

Exception #6. Where non-combustible cladding is installed over 5/8" Type "X" gypsum sheathing, on exterior walls, three feet shall be the minimum fire separation distance.

16.06.140 Section R302.2 amended--Townhouses

Section R302.2 of the International Residential Code is amended by replacing the one hour fire-resistance-rated wall assembly referenced in the exception to a two hour fire-resistance-rated wall assembly.

16.06.150 Section R302.2 amended—Structural independence

Section R302.2.4 of the International Residential Code is amended by replacing the reference to a common1 hour wall in exception #5 to a 2 hour wall.

16.06.160 Section R302.3 amended—Two family dwellings

Section R302.3 of the International Residential Code is amended by deleting exception #1 in its entirety.

16.06.170 Section R305.1 amended--Minimum height

Section R305.1 of the International Residential Code is amended by deleting Exception 2. in its entirety and replacing it with the following:

Areas of existing basements with ceiling heights below 6'8" in height shall not be considered habitable space and are not subject to variances from the Master Board of Appeals. The Building Official may allow existing basements with ceiling height between 6'8" and 7' to be finished and or occupied as habitable space provided there is no technically feasible solution to comply with the required ceiling height.

16.06.180 Section R307.1 amended--Space required

Section R307.1 of the International Residential Code is amended by the addition of the following at the beginning of the first sentence:

All dwelling units designated as "visitable" shall have a main floor bathroom complying with the provisions of Section 1004 of the American National Standard Institute ANSI A117.1-2003.

16.06.190 Section R310.1 amended--Emergency escape and rescue required

Section R310.1 of the International Residential Code is amended by the deletion of the exception in its entirety.

16.06.200 Section R310.2 amended--Window wells

Section R310.2 of the International Residential Code is amended by addition of the following Exceptions:

2. Buildings constructed with permits issued before March 30, 1986, may use existing egress window wells, which are a minimum of 24 inches (610mm) in depth from the foundation.
3. Buildings constructed with permits issued between March 30, 1986, and January 1, 1996, may use existing egress window wells, which are 30 inches (762mm) in depth from the foundation.

16.06.210 Section R311.1 amended--Means of egress

Section R311.1 of the International Residential Code is amended by addition of the following at the beginning of the first sentence:

All dwelling units designated “visitable” shall have a “zero step” entrance into the dwelling and interior doors on the main floor with a minimum opening width of 32 inches.

16.06.220 Section R311.7.4.amended -- Stair treads and risers

Section R311.7.4 of the International Residential Code is amended by the deletion of the second sentence.

16.06.230 Section R312.2.amended -- Guard Height

Section R312.2 of the International Residential Code is amended by the deletion of the words “adjacent fixed seating” from the first sentence.

16.06.240 Section R313.1 amended -- Automatic Fire Sprinkler Systems

Section R313.1 of the International Residential Code is amended by the addition of “The provisions of this section become effective January 1, 2013,” at the beginning of sentence one.

16.06.250 Section R313.2 amended--Automatic Fire Sprinkler Systems

Section R313.1 of the International Residential Code is amended by the revision of sentence one to read as follows:

The provisions of this section become effective January 1, 2013, and remove the words “effective January 1, 2011.”

16.06.260 Section R403.1.4.1 amended--Frost protection

Section R403.1.4.1 of the International Residential Code is amended by the deletion of subsection 2, deletion of exceptions 2. and 3., and revising exception 1. to read as follows:

Exception: Free-standing buildings meeting the following conditions shall not be required to be protected: Storage buildings 120 square feet or less with an eave height of 8 feet or less.

16.06.270 Section R405.1 deleted--Concrete or masonry foundations

Section R405.1 of the International Residential Code is amended by the deletion of the exception.

16.06.280 Section R405.2.3 amended--Drainage system

Section R405.2.3 of the International Residential Code is amended by the deletion of the words "In other than Group I soils," and replace with "Where allowed,"

16.06.290 Section R905.2. 8.4 amended--Other flashing

Section R905.2.8.4. of the International Residential Code is amended by the addition of the following:

Section 905.2.8.4.1 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 2 inches. Eave drip edges shall extend ¼ inch below sheathing and extend back on the roof a minimum of 2 inches. Drip edge shall be mechanically fastened a maximum of 12 inches on center.

16.06. 300 Section Part IV deleted

Part IV or Chapter 11 of the International Residential Code is deleted in its entirety. For energy code provisions, see the adopted International Energy Conservation Code.

16.06.310 Section M1502.4.4.1 amended--Scope

Section M1502.4.4.1 of the International Residential Code is amended by the revision of the first sentence to read as follows:

The maximum length of the exhaust duct shall be 35 feet from the connection to the transition duct from the dryer to the outlet terminal.

16.06.320 Section M1601.1 item 7. amended--Above-ground duct systems

Section M1601.1 International Residential Code is amended by deleting subsection 7. and replaced with the following:

7. Stud wall cavities and spaces between solid floor joists shall not be used for supply or return air and shall not be part of a required fire-resistance-rated assembly.

16.06.330 Section M1602.1 amended--Return air

Section M1602.1 of the International Residential Code is amended by addition of the following:

A ducted return shall be provided from a central location at each floor level, and all rooms or areas shall have an approved means of pressure relief through permanent openings, such as ducted returns, jumper ducts or transfer grills. A minimum 1/3 of the area of return air openings in a multi-story building shall be located within two feet of the uppermost ceiling height of any upper floor unless a multi-furnace system is installed.

Exception: The building official may modify the requirement for height of return air openings due to structural limitations or practical difficulties.

16.06.340 Section M1701.1 amended--Scope

Section M1701.1 of the International Residential Code is amended by the addition of the following section:

Section M1701.1.1 All air from indoors. Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings that are not of unusually tight construction, in accordance with provisions of the 2009 International Fuel Gas Code Section 304.5 as amended.

Buildings classified as Group R occupancies, constructed with permits issued on or after March 1, 1989, are classified as buildings of unusually tight construction. For buildings of unusually tight construction, combustion air shall be obtained from the outdoors in accordance with provisions of the 2009 International Fuel Gas Code Section 304.6 as amended.

Exception: Buildings classified as Group R or single family occupancies shall be provided with a minimum 28 inch² opening to outdoor air at the time of replacement or addition of fuel utilization equipment for which a permit is required.

16.06.350 Section M2005.1 amended--General

Section M2005.1 of the International Residential Code is amended by the addition of the following:

The minimum Energy Factor for residential water heaters shall be .60 for fuel-fired types, and .92 for electric types.

16.06.360 Section G2404.2 amended--Other fuels

Section G2404.2 of the International Residential Code is revised by the addition of the following:

Section G2404.2.1 "Fuel gas prohibited. Liquefied petroleum gases shall not be used as a fuel source for equipment in any occupancy. "

Exception: Construction or temporary heating in accordance with the fire code.

16.06.370 Section G2417.4.1 amended--Test Pressure

Section G2417.4.1 of the International Residential Code is revised by replacing the first sentence with the following:

The test pressure to be used shall not be less than 10 pounds per square inch.

16.06.380 Section G2417.4.2 amended--Test Duration

Section G2417.4.2 of the International Residential Code is revised by replacing the words "10 minutes" with the words "15 minutes."

16.06.390 Section P2603.6 amended--Freezing

Section P2603.6 of the International Residential Code is amended by the replacing the second sentence with the following:

Exterior water supply system piping shall be installed not less than 54 inches below grade.

16.06.400 Section P2713.3 deleted--Bathtub and whirlpool bathtub valves

Section P2713.3 of the International Residential Code is deleted in its entirety.

16.06.410 Section P2902.5.3 amended--Lawn Irrigation Systems

Section P2902.5.3 of the International Residential Code is amended by adding the sentence:

All lawn irrigation systems shall be equipped with a rain sensing device.

16.06.420 Section P2904.1 amended--Dwelling Unit Fire Sprinkler Systems

Section P2904.1 of the International Residential Code is amended by adding the words “The provisions of this section become effective January 1, 2013,” to the beginning of this section.

16.06.430 Part VIII deleted

Part VIII, or Chapters 34 through 43 of the International Residential Code are deleted in their entirety. All electrical code provisions must comply with the currently adopted National Electric Code.

16.06.440 Section AF101.1 amended--Scope

Section AF 101.1 of the International Residential Code is amended with the addition to the first paragraph of the following:

These provisions only apply to the installation of a passive system.

16.06.450 Section AF103.5.1 deleted--Ventilation

Section AF 103.5.1 of the International Residential Code is deleted in its entirety.

16.06.460 Section AF103.5.3 amended--Vent pipe

Section AF 103.5.3 of the International Residential Code is amended by replacing the first sentence with the following:

A plumbing tee or other approved connection shall be inserted horizontally beneath the slab in basement construction or sheeting in crawl space construction and connected to a minimum 4-inch diameter fitting with a 4 inch or 6-inch vertical vent pipe installed through the slab or sheeting.

And, the addition after the last sentence with the following:

Provide an approved weather-tight termination cap.

Note: The pipe in the attic may be reduced to 4-inch.

16.06.470 Section AF103.6.1 amended--Vent pipe

Section AF 103.6.1 of the International Residential Code is amended by replacing the reference to “minimum 3-inch” diameter pipe in this section to “minimum 4-inch.”

And, the addition after the last sentence with the following:

Provide an approved weather-tight termination cap.

Note: The pipe in the attic may be reduced to 4-inch.